

**ANNUAL PLANNING COMMISSION REPORT  
TO THE CITY COUNCIL  
FY 2001-02**

**MISSION STATEMENT**

As mandated by Article X of the City Charter, the Planning Commission is a seven-member body which makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, and regulation of the future physical land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs. The Commission makes recommendations to the City Council regarding land use development regulations including, but not limited to, zoning and subdivision recommendations. The Commission may make the ultimate decision on Conditional Use Permits, and Development Permits on appeal, as provided in the City's Zoning Code. The Commission reviews and certifies the adequacy of Environmental Impact Reports under the City's Environmental Review Ordinance.

**MEMBERSHIP**

Member	Date of Appointment	4-Year Term Ends	District of Residence*	Eligible for Re-Appointment?
Hoo, Gloria Chun	5/24/94	6/30/02	9	No
Godbolt, Sharon	6/23/98	6/30/02	8	Yes
<del>Williams, Forrest</del>	2/18/92	6/30/02	2	<del>No</del>
Bob Levy	11/2/99	6/30/06***	1	Yes
<del>Ross, Jay (C)</del>	6/23/98	6/30/04	9	<del>Yes</del>
Platten, Christopher	6/4/02	6/30/04**	3	Yes
<del>Ross, William</del>	5/21/96	6/30/00	40	<del>Yes</del>
John G. Zamora	10/5/99	6/30/04***	5	Yes
Dhillon, Bob	6/6/00	6/30/04	7	Yes
James, Jay	6/6/00	6/30/04	1	Yes

\*Planning Commissioners are selected at-large and do not represent a particular district.

\*\*Completing terms of others

\*\*\*Completed term of others/Reappointed to 4 year term

**MEETINGS AND STUDY SESSIONS**

During the past fiscal year, the Planning Commission conducted 26 evening sessions. One additional public hearing session was added to the calendar of prescheduled public hearings when the September 12<sup>th</sup> and 26<sup>th</sup> meetings were cancelled, and all items were scheduled to a newly created meeting October 3<sup>rd</sup>. Fourteen special study sessions were also conducted, including the following:

Date	Topic
7/25/01	Housing General Plan Review & New Negative Declaration process
8/8/01	Energy Generators & the Energy Ordinance
10/3/01	CEQA Environmental Review Procedures
10/10/01	Annual Review of the General Plan
10/24/01	Strong Neighborhoods Initiative
1/9/02	Noise Analysis
1/23/02	Reasonable Accommodation
3/13/02	Overview of Religious Land Use and Institutionalized Persons Act of 2000

3/27/02	Briefing on Multiple General Plan Hearings and an Overview of the Capital Improvement Program
4/10/02	Affordable Housing Projects & Policy and Program discussion
4/24/02	Spring Hearing of General Plan Amendments
5/8/02	Capitol Improvement Program
5/22/02	Neighborhood Conservation Areas
6/12/02	Santana Row Tour

## STAFF AND COUNCIL MEMBER LIASON

Staff: Department of Planning, Building, and Code Enforcement  
Council Liaison: Linda LeZotte, City Council District 1

## BOARD/COMMITTEE PARTICIPATION

1. Airport Noise Monitoring Committee (Dhillon and Godbolt)

## MAJOR ACTIONS AND ACTIVITIES

The following is a summary of the activity level and key projects and issues reviewed by the Planning Commission during Fiscal Year 2001-02.

No. of Actions	Type of Project/Action
63	Rezoning
93	Conditional Use Permits
55	General Plan Amendments
11	Appeal of Director's Decision
6	Reasonable Accommodation Appeals
12	Protest of Negative Declaration
8	Certification of Environmental Impact Reports (EIR)
2	Order to Show Cause (Permit Revocation)
1	Compliance Reviews
<b>251</b>	<b>TOTAL</b>

This represents a total of 2,021 housing units approved through the Planned Development Rezoning and Conditional Use Permit process consisting of 1). 221 single-family detached-units, 2). 328 single-family attached-units, 3). 1,330 multi-family attached-units, 4). 142 senior housing units.

**Note:** This total does not include citywide approval of new housing units that were approved through development review processes by the Director of Planning, Building and Code Enforcement.

There were three Zoning Ordinance amendment recommendations that were made during the subject fiscal year including:

- 1) Minor revisions amending several sections of Title 20, including standard condition for window glazing for ground floor retail commercial uses and amortization provisions for legal nonconforming uses.
- 2) Amending various sections of Title 20 to include land use regulations and permit requirements related to electrical power generation facilities.
- 3) Amending several sections of Title 20, including modifying parking requirements for certain industrial land uses and provisions related to social service agencies and uses.

## COMMUNITY OUTREACH

The role of the Planning Commission is different than most other City Commissions that are responsible for a specific topic area of City business or activity such as Parks and Recreation or Fine Arts. These activities have more well-defined constituencies who interact with the respective Commissions. In contrast, the Planning Commission represents the entire City and all San Jose residents in the review of land use matters. The public hearing and study sessions held by the Commission function as community outreach by providing the opportunity for interested citizens to participate in the City's land use decision-making process. In the past year, the Planning Commission has been apprised of community meetings on specific development proposals sponsored by the project proponents. Information regarding the specific number of neighborhood meetings is not tracked; however, such meetings have become an almost routine part of the planning process for larger projects. In several cases, individual Commissioners attended some of these meetings.

## ATTENDANCE

The Planning Commission conducted a total of 40 public meetings during the past fiscal year. Of these meetings 14 were study sessions, 26 were held during the evenings. The average evening meeting attendance rating was 90% over the course of the fiscal year. The attendance at these meetings by individual Planning Commissioners is noted on the table below:

Commissioner:	Study Sessions attended	Attendance Rating (%)	Meetings attended	Attendance Rating (%)
Ross, Jay (Chair) resigned 5/8/02	9	69%	20	95%
Levy, Bob (Vice-chair)	12	86%	24	92%
Chun-Hoo, Gloria	10	71%	20	77%
Dhillon, Bob	12	86%	24	92%
Godbolt, Sharon	11	79%	24	92%
James, Jay	11	79%	23	88%
Zamora, John G.	13	93%	25	96%